WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/04 15:00 3pgs
Fees:18.00 Taxes:421.80

20040730-0091720

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

F. C. V. Fernanda C Valle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

My Commission Expires Jan. 25, 2006
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernanda C. Valle	Countrywide Home Loans, Inc	Map 43-01
(NAME) 1121 Palmer Avenue	(NAME) 2021 N Gallatin Rd, Suite 292	Parcel 217.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison Tennessee 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryan Roberts and Wife Leah G. Roberts , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fernanda C. Valle, a Married Woman , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and Being the southerly 78 feet of Lots 6, 7 and 8 of the Plan of the Resubdivision of Dixie Pure Food Company's Subdivision as of record in Book 421, Page 30, Register's Office for Davidson County, Tennessee said Southerly 78 feet being described as follows:

Beginning at an iron pin in Palmer Ave at the Southeasterly corner of the property conveyed to Ronald L. Voland and wife, Helen J. Voland by Deed of record in book 4515, page 661, said Register's Office; thence North 88 deg. 30 min. West 161.5 feet to an iron pin at the Southwest corner of the property conveyed to Ronald L. Voland and wife, by the deed of record in Book 4515, page 661; thence North 1 deg. 30 min. East 78 feet thence South 88 deg. 30 min. East 161.5 feet to the Westerly margin of Palmer

Continued on next page.

The said Bryan Roberts having since married and is joined in this conveyance by his Wife Leah G. Roberts to convey any and all interest, right, and title she may have to said property.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1121 Palmer Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless

otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of July, 2004.

Leah G Roberts

Bryan Roberts

Bryan Roberts

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bryan Roberts and Leah G. Roberts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/26/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2406512
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Continuation of Legal

Ave 78 feet to the point of beginning.

Being the same property conveyed to Bryan Roberts, unmarried by Warranty Deed dated June 14, 2001 from Ralph Stanley Bright of record in Instrument No. 20010703-0070945, Register's Office for Davidson County, Tennessee.